020.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,200 / 1,030,200
					USE VALUE:	1,030,200 / 1,030,200
					ASSESSED:	1,030,200 / 1,030,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELL GEORGE W & CEDRINE J
Owner 2:	
Owner 3:	
Street 1:	60 SPY POND LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GILLIS CARYN L/JAMES M -
Owner 2:	-
Street 1:	60 SPY POND LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,160 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Vinyl Exterior and 1888 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10160.000	414,100		616,100	1,030,200
Total Card	0.233	414,100		616,100	1,030,200
Total Parcel	0.233	414,100		616,100	1,030,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.66 | /Parcel: 545.6

Legal Description

User Acct 14095

GIS Ref

GIS Ref

Insp Date 11/30/17

Entered Lot Size

Total Land:

Land Unit Type:

!1657!

PREVIOUS ASSESSMENT

Parcel ID 020.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	414,100	0	10,160.	616,100	1,030,200	1,030,200	Year End Roll	12/18/2019
2019	101	FV	299,300	0	10,160.	797,300	1,096,600	1,096,600	Year End Roll	1/3/2019
2018	101	FV	299,300	0	10,160.	507,400	806,700	806,700	Year End Roll	12/20/2017
2017	101	FV	299,300	0	10,160.	463,900	763,200	763,200	Year End Roll	1/3/2017
2016	101	FV	299,300	0	10,160.	376,900	676,200	676,200	Year End	1/4/2016
2015	101	FV	287,800	0	10,160.	376,900	664,700	664,700	Year End Roll	12/11/2014
2014	101	FV	287,800	0	10,160.	343,600	631,400	631,400	Year End Roll	12/16/2013
2013	101	FV	287,800	0	10,160.	326,900	614,700	614,700		12/13/2012

PRINT

Date	Time
12/10/20	17:13:49

LAST REV

Date	Time
07/23/18	10:50:56

apro

1657

USER DEFINED

Prior Id # 1:	14095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILLIS CARYN L/	57772-42		11/1/2011		650,000	No	No		
GILLIS CARYN L	37829-571		1/29/2003	Family	1	No	No		
DEVITO ALFRED	27230-433		4/23/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2017	1582	Redo Kit	15,000	C				
1/3/2003	4	Addition	30,066					3 SEAS, 14x20 PATI

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2017	Meas/Inspect	BS	Barbara S
11/29/2017	MEAS&NOTICE	BS	Barbara S
6/27/2012	Measured	JBS	JOHN S
2/1/2012	MLS	EMK	Ellen K
5/11/2009	Measured	372	PATRIOT
8/15/2005	Fieldrev-Chg	BR	B Rossignol
3/28/2000	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10160		Sq. Ft.	Site		0	85.	0.71	2									616,084						616,100	

Total AC/HA: 0.23324 | Total SF/SM: 10160 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 616,084 | Spl Credit | Total: 616,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20614409
Const Adj.:	0.99989998
Adj $ / SQ:	162.813
Other Features:	91613
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464187
Depreciation:	50132
Depreciated Total:	414054

COMMENTS

OF=SINK FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

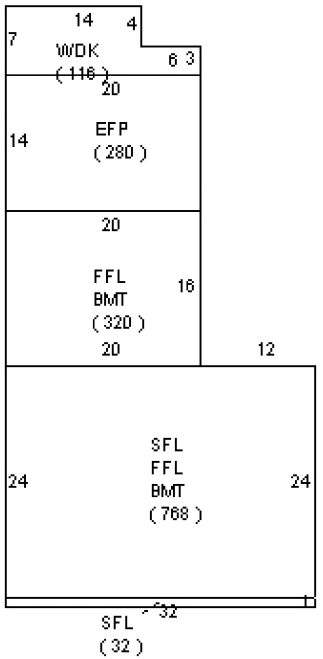
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.81
Special Features:	0	Val/Su Net:	122.81
Final Total:	414100	Val/Su SzAd	219.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,088	48.840	53,142
FFL	First Floor	1,088	162.810	177,141
SFL	Second Floor	800	162.810	130,251
EFP	Enclos Porch	280	36.940	10,344
WDK	Deck	116	14.620	1,696

Net Sketched Area:	3,372			Total:	372,574
Size Ad	1888	Gross Are	3372	FinArea	1888

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x12	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	